



## NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

**GP13-06** - Minor General Plan Amendment to change the land use classification of approximately 239.4 acres of real property generally located at the northwest corner of Recker and Warner Roads from approximately 91.2 acres of Residential >5-8 DU/Ac, 136.1 acres of Residential >3.5-5 DU and 8.2 acres of Community Commercial (CC) land use classifications to approximately 67.8 DU/Ac of Residential >3.5 - 5 DU/Ac and 171.60 acres of Residential >2-3.5 DU/Ac land use classifications, as shown on the exhibit which is available for viewing in the Planning and Development Services Office. The effect of this amendment is to remove the Community Commercial classification and increase the acreage of the lower residential classifications.

**GP13-08** - Minor General Plan Amendment to change the land use classification of approximately 11.14 acres of real property generally located west of the northwest corner of Higley and Williams Field Roads from Shopping Center (SC) to Residential >3.5-5 DU/AC land use classification. The effect of this amendment will be to allow residential development.

**GP13-10** - American Orchards Senior Care - Minor General Plan Amendment to change the land use classification of approximately 4.91 acres of real property generally located at the southeast corner of Lindsay and Guadalupe Roads from Neighborhood Commercial (NC) land use classification to Residential >0-1 DU/AC land use classification. The effect of the amendment will be to allow residential development.

**S13-04** - Preliminary Plat and Open Space Plan for Warner Groves subdivision for 438 home lots (Lots 1-438) on approximately 150 acres of real property located at the northwest corner of Warner and Higley Roads in the Single Family Detached (SF-6), Single Family-7 (SF-7), Single Family-8 (SF-8) and Single Family-10 (SF-10) zoning districts all with a planned overlay zoning district.

**UP13-08** - Circle K Store - Conditional Use Permit for approximately 1.87 acres of real property located at the northeast corner of Gilbert Road and Pecos Road to allow: 1) A Retail Sale, Convenience Use; and 2) a Fueling Facility; and 3) to allow hours of operation of the fueling facility to be 24 hours a day; all in the Neighborhood Commercial (NC) zoning district with a Planned Area Development Overlay (PAD) zoning district.

**UP13-09** - Conditional Use Permit for approximately 1.25 acres of real property located at west of the northwest corner of Higley Road and Chandler Heights Road to allow Limited Service Restaurant with Extended Hours of Operation in the Neighborhood Commercial (NC) PAD zoning district for Dunkin Donuts, subject to conditions required to limit impacts within the area.

**UP13-10** - American Orchards Senior Care - Conditional Use Permit for approximately 4.91 acre of real property located at the southeast corner of Lindsay and Guadalupe Roads to allow a congregate care facility use in the Single Family - 35 (SF-35) zoning district with a Planned Area Development.

**Z12-12** - Amend the Town of Gilbert Land Development Code, Glossary of General Terms to amend the definition of "Political Sign". The effect of this amendment will be to clarify and broaden the definition of a Political Sign.

**Z13-13** - Amend Ordinances No.667, 746 and 1236 and to remove approximately 6.5 acres of real property generally located south of the southwest corner of Warner Road and 130th Street from the Warner and Cooper Planned Area Development (PAD) and to rezone said real property from approximately 3.5 acres of Single-Family 7 (SF-7) and 3 acres of Town of Gilbert Single Family- 15 (SF-15) zoning districts with a Planned Area Development Overlay (PAD) Zoning District to approximately 6.5 acres of Single-Family 6 (SF-6) district. The effect of this rezoning is to create a residential subdivision with 27 smaller lots in compliance with the standards of the requested zoning district designation.

**Z13-14** - Amend Ordinances No. 1129, 1232, 1514, 2219, and 2295 to rezone approximately 239.4 acres of real property within the Morrison Ranch Planned Area Development (PAD) and generally located at the northwest corner of Recker and Warner Roads from approximately 8.2 acres of Community Commercial (CC), 91.2 acres of Single Family-Detached (SF-D), 37.9 acres of Single Family-6 (SF-6), 77.2 acres of Single Family-7 (SF-7) and 21 acres of Single Family-8 (SF-8) zoning districts, all with a Planned Area Development (PAD) zoning district overlay zoning district to approximately 67.8 acres of Single Family-6 (SF-6), 192 acres of Single Family-7 (SF-7) and 46.5 acres of Single Family-8 (SF-8) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Morrison Ranch PAD for the Lakeview Trails South subdivision as follows: increase lot depth, reduce lot widths in the Single Family-6 and Single Family-7 districts; reduce side setbacks for all the zoning districts requested and increase lot coverage by 5% for the single-story homes in all the zoning districts. The effect of this request is to create larger lots and build bigger houses on deeper and narrow lots and remove the commercial zoning district on this corner of the intersection.

**Z13-16** - Fulton Homes at Cooley Station - Amend Ordinances No.2195, 2304 and 2413 to amend the conditions of development within the Cooley Station Planned Area Development (PAD) for approximately 79.32 acres of real property generally located at the southwest corner of Recker and Galveston Roads in the Town of Gilbert Single Family - Detached (SF-D) zoning district with a Planned Area Development overlay zoning district The request is to amend the conditions of development as follows: decrease the minimum distance from the face of garage to back of sidewalk, increase side setbacks and decrease the clear zone dimension within the 7' side setback. The effect of the amendment will be to allow for shorter driveways and increase side setbacks.

**Z13-17** - Layton Lakes Parcels 11, 13, and 15 - Amend Ordinance No. 1328 and rezone approximately 105.6 acres of real property within the Layton Lakes Planned Area Development (PAD) and generally located at the southeast corner of Lindsay Road and Queen Creek Road from approximately 39 acres of Single Family - 10 (SF-10) zoning district, and 66.6 acres of Single Family-7 (SF-7) zoning district, all with a Planned Area Development overlay zoning district to approximately 39 acres of Single Family - 10 (SF-10) zoning district, and 66.6 acres of Single Family-7 (SF-7) zoning district, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Layton Lakes Planned Area Development (PAD) for Parcels 11, 13 and 15 as follows: reduce front yard setbacks in the Single Family - 10 (SF-10) zoning district (Parcel 13 only), increase the allowable lot coverage for 1-story homes in the Single Family - 10 (SF-10) zoning district (Parcel 13 only), and increase lot coverage for 2-story homes and increase lot coverage for 1-story homes in the Single Family - 7 (SF-7) zoning districts (Parcel 11 and 15 only). The effect of the rezoning amendment will be to increase lot coverage in Parcels 11, 13 and 15 and decrease minimum front yard setback requirements for Parcel 13.

**Z13-18** - Rezone approximately 11.14 acres of real property generally located west of the northwest corner of Higley and Williams Field Roads from Town of Gilbert Shopping Center (SC) zoning district to Single Family - Detached (SF-D) zoning district with a Planned Area Development Overlay zoning district. The effect of the rezoning will be to permit single family residential housing, decrease building height, increase minimum lot width and depth, increase minimum lot size and increase the rear setback.

**Z13-19** - Amend Ordinances No 1649, 1710, 2361, 2404, 2405 and 2436 to amend the conditions of development within the Bridges East Planned Area Development (PAD) for approximately 26.34 acres of real property generally located southeast of the southeast corner of Higley and Queen Creek Roads, consisting of approximately 26.34 acres of Single Family- 7 (SF-7) acres with a Planned Area Development overlay zoning district. The request is to amend the conditions of development as follows: The effect of the amended development conditions will be to increase the side setbacks so that the eaves will fit within the building envelope and not require fire rating.

**Z13-21** - American Orchards Senior Care - Rezone approximately 4.91 acres of real property generally located at the southeast corner of Lindsay and Guadalupe Roads from Town of Gilbert Neighborhood Commercial (NC) zoning district to Town of Gilbert Single Family - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district. The effect of the rezoning will be to decrease the front building setback, decrease the front landscape setback, increase the street front storm water retention and reduce the arterial intersection landscape setback.

**The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning & Development Services, 90 E. Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:**

**Planning Commission: Wednesday, August 7, 2013 at 6:00 P.M.  
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

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Catherine A. Templeton, Town Clerk